

Document No. 5550
Adopted at Meeting of 2/11/93

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE
FENWAY URBAN RENEWAL AREA, PROJECT NO. MASS. R-115 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE AND RECORD THE
MINOR MODIFICATIONS**

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115 (the "Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on November 24, 1965 and approved by the City Council of the City of Boston on December 20, 1965, and is recorded with Suffolk County Registry of Deeds in Book 8327, Page 660, and requires the development of land in compliance with the regulations and controls of the Plan;

WHEREAS, Section 1201 of said Plan, entitled "Modification and Termination," provides in Subsection 1201(1) that the Urban Renewal Plan may be amended at any time by the Authority provided that any amendment does not substantially or materially alter or change the Plan;

WHEREAS, Map 1, "Property Map," identifies properties to be acquired by the Authority;

WHEREAS, Map 2 "Proposed Land Use," identifies uses for the Urban Renewal Area;

WHEREAS, Map 3 "Disposition Parcels," identifies parcels to be disposed of by the Authority;

WHEREAS, Section 602 of said Plan, entitled "Use and Development Controls on Disposition Parcels," and Table B therein sets forth the permitted land use and other land use controls for Disposition Parcels set forth in the Plan;

WHEREAS, the Authority is cognizant of Section 61 of Chapter 30 of the General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201(1) and (2) of the Fenway Urban Renewal Plan, said Plan be and hereby is modified as follows:

1. The inclusion of the property located at 77 Avenue Louis Pasteur on Map 1, "Property Map" as a "Property to be Acquired."
2. The inclusion of the property located at 77 Avenue Louis Pasteur on Map 2, "Proposed Land Use," as an institutional land use.
3. The inclusion of the property located at 77 Avenue Louis Pasteur on Map 3, "Disposition Parcels," as Disposition Parcel 24.
4. That Section 602 of said Plan, entitled "Use and Development Controls on Disposition Parcels" and Table B therein is modified by the addition of the following:

<u>Disposition Parcel Number</u>	<u>Permitted Land Use</u>	<u>Maximum Floor Area Ratio</u>	<u>Planning and Design Requirements</u>
24	Institutional	A A	B

5. That the proposed modifications set forth in sections 1, 2, 3 and 4 above are found to be minor modifications which do not substantially or materially alter or change the Plan;
6. That all other provisions of said Plan not inconsistent with the minor modifications set forth in sections 1, 2, 3 and 4 above remain in full force and effect;
7. That it is hereby found and determined that the minor modifications set forth in sections 1, 2, 3 and 4 above will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been or will be taken to avoid or minimize damage to the environment;
8. That the Director is hereby authorized to proclaim by certificate the minor modifications set forth herein, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated August 8, 1974; and
9. That the Executive Secretary is hereby authorized to execute an instrument in recordable form, evidencing this resolution, and such related matters as he deems appropriate for recording in the Suffolk Registry of Deeds.

MEMORANDUM

FEBRUARY 11, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: BEVERLEY JOHNSON, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
RICHARD GARVER, DEPUTY DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT

SUBJECT: MINOR MODIFICATION TO FENWAY URBAN RENEWAL PLAN TO
ACQUIRE THE PROPERTY AT 77 AVENUE LOUIS PASTEUR
FROM THE CITY OF BOSTON AND TO DISPOSE OF THE
PROPERTY FOR ECONOMIC DEVELOPMENT USES.

SUMMARY: This memorandum requests that the Authority: 1) Adopt a Minor Modification of the Fenway Urban Renewal Plan with respect to the acquisition and subsequent disposition of 77 Avenue Louis Pasteur; and 2) Authorize the Director to proclaim by certificate this minor modification.

The former Boston English High School is located within the boundary of the Fenway Urban Renewal Plan. The property was surplus by the School Department and conveyed to the Public Facilities Department in 1992. It is currently vacant and in deteriorating condition. The building contains 380,000 square feet in a ten story tower with below-grade parking. It is located at the center of the Longwood Medical Area (LMA).

The LMA institutions are currently experiencing strong demand for new space for research and other uses. In 1992, LMA institutions received \$329.7 million in National Institute of Health research financing, as well as substantial research grants from private sources. The English High School building offers an important opportunity to meet the space needs created by this activity while redeveloping a derelict City property. It is therefore proposed that the Authority take the necessary steps to acquire this property and seek development interest in it.

This action is consistent with the planning objectives of the Fenway Urban Renewal Plan which state that the medical area institutions should make use of high rise buildings in the area. It is also consistent with the terms of the Urban Renewal Project Cooperation Agreement between the BRA and the City, which state that the City will contribute property to the BRA necessary to carry out the purposes of the Plan. The

action implements Section 801 of the Plan which states that any properties which are not maintained at a decent standard of safe and sanitary conditions may be acquired by the Authority.

The first step required to accomplish the development of the building is to adopt appropriate minor modifications to the Fenway Urban Renewal Plan. These plan changes are as follows:

- o The inclusion of the property located at 77 Avenue Louis Pasteur on Map 1, "Property Map" as a "Property to be Acquired."
- o The inclusion of the property located at 77 Avenue Louis Pasteur on Map 1, "Proposed Land Use," as an institutional land use.
- o The inclusion of the property located at 77 Avenue Louis Pasteur on Map 3, "Disposition Parcels," as Disposition Parcel 24.
- o The inclusion of the property in Section 602, "Use and Development controls on Disposition Parcels," Table B, as follows:

<u>Disposition Parcel Number</u>	<u>Permitted Land Use</u>	<u>Maximum Floor Area Ratio</u>	<u>Planning and Design Requirements</u>
24	Institutional	A A*	B**

* Subject to Authority approval.

** Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.

Section 1201 of the Plan authorizes the Authority to adopt minor modifications. The Office of the General Counsel has determined that the proposed modifications are minor and do not substantially alter or change the Plan as a whole, and therefore may be adopted in the Authority's discretion. It is therefore recommended that the Authority adopt the enclosed Resolution. An appropriate vote follows:

VOTED: That the resolution presented at this meeting entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY, RE: MINOR MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE FENWAY URBAN RENEWAL AREA, PROJECT NO. MASS. R-115 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE AND RECORD THE MINOR MODIFICATIONS" is hereby approved and adopted.